

PRICE REDUCED!

Colliers

252-254

DUNDAS STREET

LONDON, ONTARIO

CHARMINAR
INDIAN CUISINE



THE MANA

Prime Downtown London mixed-use commercial
retail and residential building

~~\$1,150,000~~ PRICE REDUCED

\$950,000

[View on Collierscanada.com](https://www.collierscanada.com)

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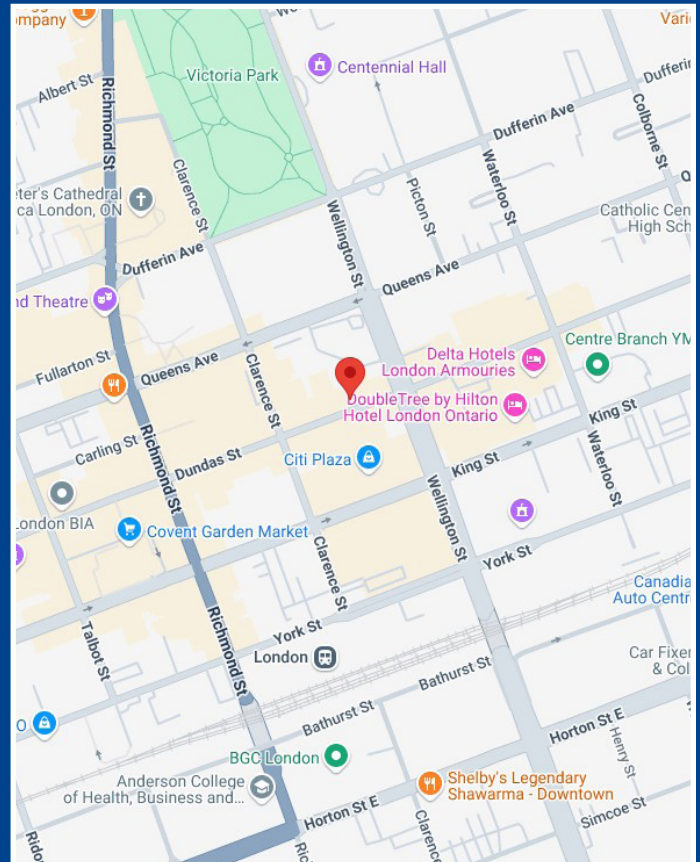
Accelerating success.

252-254
DUNDAS STREET
LONDON, ONTARIO

Property Details

Prime Downtown London mixed-use commercial retail and residential building with parking. Excellent location on London's first flex street, Dundas Place, designed for vibrant community events and activities. Close proximity to Wellington Street crossroad, Citi Plaza, London City Centre, Central Library, Hilton Doubletree Hotel, RBC Convention Centre, Victoria Park, and surrounded by retail shops and restaurants. Great opportunity for investors or owner-occupiers.

Address	252-254 Dundas St, London
ARN	393602001003900
PIN	082650041
Zoning	DA1 Downtown Area 1, D350 (Density)
Lot Front	36.87 FT
Lot Depth	198 FT
Lot Size	0.17 Acres
Retail Area	2,977 SF
Total Building Area	5,935 SF
Parking	Private Rear Parking/ Public Street Parking
Legal Description	PT LT 2 NW DUNDAS ST, PT 4 33R8650; T/W 829002; LONDON
Annual Taxes	\$32,241.53 (2024)
Asking Price	\$950,000
Note: main floor restaurant also listed separately for Sale.	



Property Photos



Property Location



Nearby Amenities



London is a Canadian city in southwestern Ontario, just north of Lake Erie and the U.S. border. It's home to the University of Western Ontario. Among the city's range of museums are Museum London, a showcase for regional art and historical artifacts, and the interactive Children's Museum. The city centre features numerous parks and greenways along the Thames River. The city hosts a number of musical and artistic exhibits and festivals, which contribute to its tourism industry, but its economic activity is centered on education, medical research, manufacturing, financial services, and information technology.

What's in Downtown London?

Canada Life Place
Victoria Park
Covent Garden Market
London Convention Center
Museum London
London Music Hall
Centennial Hall
Grand Theatre

Jonathon Bancroft-Snell Gallery
Wolf Performance Hall
London Public Library
Forest City Film Festival
Citi-Plaza
Tap Centre for Creativity
Forest City Comicon
Pride London Festival

DoubleTree by Hilton
Hotels by Marriott
Delta Hotels
London Armouries
Sandman Hotel & Suites
Hotel Metro
Residence Inn by Marriott
The Park Hotel

The Scots Corner
Crabby Joe's
Che RestoBar
Happiness Cafe
Grace Restaurant
Armouries Grille
Frank and Furter's Restaurant & Bar
Massey's Fine Indian Cuisine

For more information about this property please contact:

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**RECO
Information Guide**

Colliers Canada | Southwestern ON

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Please return an executed copy to:
Lisa.Handa@colliers.com

PURCHASER CONFIDENTIALITY AGREEMENT
("Confidentiality Agreement")
252-254 Dundas Street, London, Ontario

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 252-254 Dundas Street, London, Ontario, Canada (the "Properties"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Properties.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers.

Purchaser Registration Information:

Contact Name:	_____	Title:	_____
Company:	_____	Fax:	_____
Address:	_____	<input type="checkbox"/> Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.	
Tel:	_____		
Email:	_____		
Per:	_____	Date:	_____

We have the authority to bind the Corporation



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CO-OP BROKER CONFIDENTIALITY AGREEMENT

("Confidentiality Agreement")

252-254 Dundas Street, London, Ontario

Please return an executed copy to:
Lisa.Handa@colliers.com

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Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

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Purchaser Broker Contact Information:

Agent's Name:	_____	Title:	_____
Company:	_____	Fax:	_____
Address:	_____	<input type="checkbox"/> Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.	
Tel:	_____		
Email:	_____		
Per:	_____		
		Date:	_____

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